52 HIGHFIELD DRIVE
KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

52 HIGHFIELD DRIVE

Description
Located in the popular market town of Kingsbridge, this inviting, extended detached bungalow combines bright living spaces with a versatile layout, a private low-maintenance garden, a garage and driveway parking.

The entrance hall provides a welcoming introduction and leads through to the principal accommodation. At the heart of the home, the spacious 'L' shaped sitting and dining room offers distinct areas for relaxing and entertaining. A fireplace gives the sitting area a natural focal point, while wide windows bring in plenty of daylight and offer lovely views across the surrounding neighbourhood towards the countryside, providing an attractive backdrop for everyday meals.

The kitchen is fitted with a range of cream cabinetry and contrasting worktops, with a tiled splashback adding character. There's integrated appliances and a serving hatch through to the sitting/dining area. A window above the sink and part glazed external door provide views and access out to the side of the property.

Adding considerable flexibility, the family room offers space for a variety of uses, whether as a second reception room, a home office or a creative space. Its broad glazed doors and windows connect the room with the rear garden, drawing in natural light and giving it a pleasant outlook throughout the seasons.

The principal bedroom is a comfortable double room with built-in wardrobes and an adjoining en-suite. The en-suite is generously appointed with a bath, separate shower cubicle, basin, bidet and WC. A second double bedroom is served by a separate shower room fitted with a shower cubicle, basin and WC. Together, the rooms offer practical accommodation for guests, family or those seeking additional space for work or hobbies.

Outside, the front garden is arranged around a lawn with established planting and a low stone boundary wall. On the left is a paved driveway leading alongside the bungalow to the garage, providing useful parking and storage, with a further driveway on the right with access gate into the garden. To the rear, the private garden has been designed for ease of maintenance, with a gravelled seating area, raised planted borders and steps leading to a further lawned section. It is a sheltered setting in which to enjoy the sunshine or tend the established shrubs and flowers.

Situation
Kingsbridge is a friendly South Devon market town with a good selection of independent shops, restaurants and pubs, as well as two supermarkets, a cinema, leisure centre, medical facilities and schools. Moorings, quays and slipways can be found at the head of the estuary, while sandy beaches, coastal paths and countryside walks are within reach. The sailing towns of Salcombe and Dartmouth add to the appeal of this well-placed home.





PROPERTY DETAILS

Property Address - 52 Highfield Drive, Kingsbridge, Devon TQ7 1JR

Mileages - Dartmouth 12 miles; Totnes with Rail link to London Paddington 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate).

Services - Mains electricity, gas, water and drainage. Gas fired boiler. Hive smart thermostat for central heating. 2 smoke alarms. 1 carbon monoxide alarm. 1 kitchen heat alarm.

EPC Rating - Band D. Current: 66, Potential: 80

Council Tax Band - D

Tenure - Freehold

Authority
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Immaculately presented detached bungalow
- Fitted kitchen with garden access
- Spacious sitting and dining room with fireplace
- Versatile family room with glazed doors to the garden
- Two double bedrooms
- Shower room and en-suite bath and shower room
- Low maintenance, private rear garden
- Pretty walled front garden
- Garage and driveway parking

Fixtures & Fittings
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

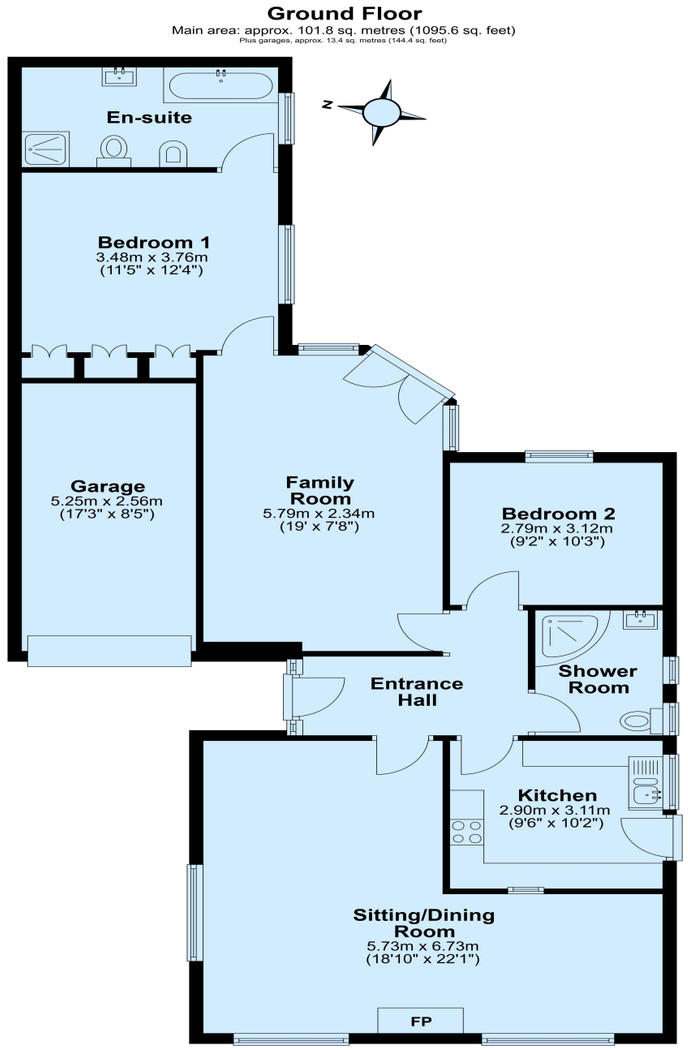
Directions - what3words - ///admits.leaky.tripled
From the centre of Kingsbridge take the A379 coastal road heading out along the Embankment with the estuary on your right. Take the second turning left (just after the Recreation Ground) into Highfield Drive. Proceed up the hill and number 52 will be found at the top opposite the right turn into Lower Warren Road.

Viewing
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.





FLOOR PLAN



Main area: Approx. 101.8 sq. metres (1095.6 sq. feet)
Plus garages, approx. 13.4 sq. metres (144.4 sq. feet)

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